

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-19680 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION

**** CONDITIONS ****

The Planning Commission (6-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-19681) and Site Development Plan Review (SDR-19679) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. Coordinate with the Nevada Department of Transportation (NDOT) to discuss impacts to this site plan, such as right-of-way requirements, from the “D” Street/”F” Street Connector project. Provide documentation from NDOT to the City of Las Vegas Land Development Section that any NDOT requirements have been satisfied prior to the approval of any construction drawings.
4. Coordinate the right-of-way requirements pertaining to the “D” Street/”F” Street Connector project adjacent to this site with the Right-of-Way section of the Department of Public Works prior to the issuance of any permits.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a rezoning from R-4 (High Density Residential) to M (Industrial) on a 0.15 acre portion of a 1.82 acre site at 516 West Bonanza Road.

The proposed M (Industrial) zoning conforms to the LI/R (Light Industry Research) General Plan Designation of the subject site and will be compatible with the adjacent properties which are also within the M (Industrial) zoning district.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	A Reversionary Final Map, combining this parcel with adjacent parcels, is currently under Technical Review.
03/22/07	The Planning Commission recommended approval of companion items SUP-19681 and SDR-19679 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #39/ar).
<i>Pre-Application Meeting</i>	
01/17/07	Staff explained the requirements for a zone change on this site
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.15

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industry/Research)	R-4 (High Density Residential)
North	I-15	I-15	I-15
South	Storage	LI/R (Light Industry/Research)	M (Industrial)
East	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
West	Auto repair shop	LI/R (Light Industry/Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
Airport Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

The site is located within an area of the North Las Vegas Airport Overlay District that limits building height to 175 feet. Since the maximum building height on the submitted elevations is depicted at 35 feet, this request complies with that standard.

The Master Plan Transportation Trails Element indicates that a Pedestrian Path is required along the north side of Bonanza Road, adjacent to this property. The Pedestrian Path requires a five foot wide sidewalk adjacent to a minimum five foot wide landscape buffer. The site plan indicates compliance with this requirement.

ANALYSIS

The proposed M (Industrial) zoning of the site will be consistent with the existing zoning of surrounding parcels to the east and south and will allow a range of permissible uses compatible with the surrounding development in the area.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed M (Industrial) zoning conforms to the LI/R (Light Industry Research) general plan designation of the subject site.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The uses allowed by the M (Industrial) zoning will be compatible with the adjacent properties which are also within the M (Industrial) zoning district.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The proposed M (Industrial) zone will allow for appropriate uses on the subject site that are compatible with the existing area.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

Access to the site is provided by Bonanza Road, which is designated by the Master Plan of Streets and Highways as a Primary Street and will meet the requirements of the proposed M (Industrial) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 87 by Planning Department

APPROVALS 0

PROTESTS 0